

004.A

0007

0069.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
479,200 / 479,200
479,200 / 479,200
479,200 / 479,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69-71		VARNUM ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: ATAIDE CHRISTOPHER J & LIVIA K		
Owner 2:		
Owner 3:		

Street 1: 21 KORINTHIAN WAY	
Street 2:	

Twn/City: ANDOVER	
St/Prov: MA	Cntry:
Postal: 01810	Type:

PREVIOUS OWNER

Owner 1: ATAIDE DAVID R/LINDA J/TRS -	
Owner 2: THE DAVID & LINDA ATAIDE TRUST -	

Street 1: 69 VARNUM ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Clapboard Exterior and 1520 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7310																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	479,200			479,200		
							316019
							GIS Ref
							GIS Ref
							Insp Date
							05/10/18



USER DEFINED

Prior Id # 1: 4471
Prior Id # 2:
Prior Id # 3:
12/11/20 05:42:34
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
08/20/19 13:33:46
jorourke
16061
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	471,800	0	.	.	471,800	471,800	Year End Roll	12/18/2019
2019	102	FV	425,800	0	.	.	425,800	425,800	Year End Roll	1/3/2019
2018	102	FV	375,900	0	.	.	375,900	375,900	Year End Roll	12/20/2017
2017	102	FV	342,100	0	.	.	342,100	342,100	Year End Roll	1/3/2017
2016	102	FV	342,100	0	.	.	342,100	342,100	Year End	1/4/2016

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
ATAIDE, DAVID	64142-533	8/27/2014	Family
			380,000
		No	No

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2019	Mail Update	JO	Jenny O
5/10/2018	Measured	DGM	D Mann
1/6/2015	NEW CONDO	PC	PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 2 - Clapboard				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1924	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict: G16	Fact: .			Floor: 1 - 1st Floor				Totals	RMS: 5	BRs: 2	Baths: 1	HB					
Const Mod:				% Own: 47.50000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	5	2					
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors: 4 - Carpet	25 %			Total:	18.6 %			Plumbing:									
Bsmt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 5 - Steam																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 004.A-0007-0069.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																